



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00044/FUL

Name and address of applicant

W.I.C.H Group
1 Price Street
Birkenhead
Merseyside
CH41 6JN

Name and address of agent

Ainsley Gomon Architects
1 Price Street
Hamilton Square
Birkenhead
CH41 6JN

Date of Receipt: 27 January 2025

Date Valid: 27 January 2025

Address/Location Of Development:

Knowsley Cemetery
Foxs Bank Lane
Whiston
Knowsley
L35 3SS

Description of Development:

S73 APPLICATION FOR THE VARIATION OF CONDITION 1 (APPROVED PLANS) AND CONDITION 2 (MATERIALS SCHEDULE) ATTACHED TO PLANNING PERMISSION 17/00303/KMBC1 (VARIATION OF CONDITION NO. 2 ATTACHED TO PLANNING PERMISSION 12/00144/KMBC1 (ERECTION OF SINGLE-STOREY REMEMBRANCE BUILDING AND ASSOCIATED LANDSCAPING AND FENCING) TO ALLOW AMENDMENTS WHICH PRIMARILY INCLUDE: CHANGES TO FACING MATERIALS; A NEW ROOF FINIAL; NEW HARDWOOD FRAMES TO WINDOWS; SANDSTONE CILLS; ALTERATIONS TO PERGOLA; AND INTERNAL ALTERATIONS) - TO ALLOW FURTHER AMENDMENTS TO APPROVED PLANS, WHICH PRIMARILY INCLUDE REMOVAL OF PERGOLA AND AMENDMENTS TO APPROVED MATERIALS SCHEDULE.

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. Notwithstanding the annotation on the approved plans, the development shall be carried out only in accordance with the details within the Materials Schedule Rev. D received 3 October 2025 and associated samples.

Reason: In the interests of visual amenity and to ensure the development is in accordance with the National Planning Policy Framework (2024) and Policies CS2, CS8, SUE1, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy adopted January 2016.

3. All construction works carried out in relation to the development hereby permitted shall be carried out only in accordance with the Construction Method Statement referenced 2001_001_500_R02 received 31 January 2014 pursuant to Condition 5 of planning permission referenced 12/00411/KMBC1.

Reason: In the interests of visual amenity and the amenity of occupiers of neighbouring properties in accordance with the National Planning Policy Framework (2024), Policies CS2, SUE1, SUE2 and SUE2c of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

4. All landscaping works carried out in relation to the development hereby permitted shall be carried out only in accordance with the Landscaping Scheme indicated on Landscape Plan No: 2011-001-007 Rev. 4 received 7 May 2014 and agreed pursuant to Condition 7 of planning permission referenced 12/00411/KMBC1.

The scheme shall be wholly implemented in its finally approved form within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development is in accordance with the National Planning Policy Framework (2024) and Policies CS2, CS8, SUE1, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy adopted January 2016.

5. No further works shall take place until all existing trees/hedges to be retained on site as indicated on the Tree Survey and Constraints Report dated September 2011 Referenced TSC/00013/10, agreed pursuant to planning permission referenced 12/00144/KMBC1, have been protected by fencing indicated on Drawing Reference: 2011_001_007_r00 titled Proposed Landscape/Tree Protection Plan received 9 December 2013 and agreed by letter on 23 January 2014 pursuant to condition 8 of consent referenced 12/00144/KMBC1.

No storage of plant or material (including soil) works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined for the duration of the development works.

Reason: To protect existing trees within the site in the interests of visual amenity and to comply with National Planning Policy Framework (2024), Policies CS2, CS8, SUE1, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy adopted January 2016 and Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

6. At least five working days written notice shall be given to the Local Planning Authority of the intention to re-commence any part of the development hereby approved. The

protective fencing referred in Condition 5 of this permission shall be in place prior to the written notice of the re-commencement of development being given to the Local Planning Authority and shall be retained in place until the development is complete

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with the National Planning Policy Framework (2024), Policies CS2, CS8, CS19, SUE1, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy adopted January 2016 and Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

7. No trenches, pipe runs for services or drains shall be sited within tree protection areas without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with the National Planning Policy Framework (2024), Policies CS2, CS8, CS19, SUE1, SUE2 and SUE2c of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8. The use of the site for the undertaking of funeral ceremonies, shall not take place outside the hours of 0900 and 1800 Monday to Friday and 0900 to 1700 on Saturday, Sunday and Bank Holidays. Unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of occupiers of neighbouring properties and to accord with the requirements of the National Planning Policy Framework (2024), Policy CS2 of the Knowsley Local Plan: Core Strategy adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

9. Prior to their implementation, full details of any external lighting shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of occupiers of neighbouring properties and visual amenity and to accord with the requirements of the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

10. Construction work shall not take place outside the hours of 08:00 -18:00 hours Monday to Friday, 08:00 - 13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

Reason: To safeguard local residents from unreasonable construction noise and disturbance and to comply with the National Planning Policy Framework (2024), Policy CS2 of the Knowsley Local Plan: Core Strategy adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

11. The development shall only be carried out only in accordance with the 'Titan HLA2 Technical Information' in relation to the installation of the septic tank, received 8 April 2014 and agreed by letter dated 9 April 2014 pursuant to Condition 16 of planning permission referenced 12/00411/KMBC1.

The development shall be carried out only in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development will not adversely affect nearby land by reason of pollution and to comply with the National Planning Policy Framework (2024) and Policy CS2 of the Knowsley Local Plan: Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/07/2025	04	REV F	PROPOSED ELEVATIONS
23/07/2025	05	REV A	PROPOSED SECTIONS
27/01/2025	100	-	SITE LOCATION PLAN
27/01/2025	102	-	PROPOSED SITE PLAN
03/10/2025	MK 1900	REV D	MATERIALS SCHEDULE
23/07/2025	02	REV E	PROPOSED GROUND FLOOR PLAN
23/07/2025	03	REV D	PROPOSED ROOF AND ROOF STRUCTURE PLAN

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

SUPPLEMENTARY PLANNING DOCUMENTS

Halsnead Masterplan SPD (2017)

Design Quality in New Development SPD (2016)

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS8 - Green Infrastructure

SUE1 - Sustainable Urban Extensions and Safeguarded Land

SUE2 - Sustainable Urban Extensions - Development Principles

SUE2c - Sustainable Urban Extensions - South of Whiston and Land South of M62 (M270)

CS19 - Design Quality and Accessibility in New Development

ENV2 - Noise and Vibration

CS21 - Greenspaces and Trees

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ4 - Trees and Development

ENV3 - Light Pollution

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Maxine Wishart on 0151 443 2319)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions, and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised, and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached, then you will be liable to a breach of condition notice.

Informative

1. This permission refers solely to the provision of the building in association with the cemetery granted permission under planning reference 11/00710/KMBC1. No work shall be carried out on future phases except following the submission and approval of an appropriate planning application covering the relevant phase.



Executive Director - Regeneration and Economic Development

Date: 27 October 2025

IMPORTANT NOTES FOR YOUR ATTENTION:

- 1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.**
- 2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.**
- 3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.**
- 6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.